

SECTION 12

COMMON DRIVEWAYS

In all residential districts, common driveways serving detached single-family dwellings shall be permitted only by a Special Permit issued by the Planning Board, as specified in M.G.L. Chapter 40A, Section 9.

12-A PURPOSE

The purposes of providing access to two or more residential lots over a common driveway, rather than by individual driveways on each lot are:

- (1) to enhance public safety by reducing the number and frequency of points at which vehicles may enter upon the ways used by the public;
- (2) to preserve, protect and enhance the natural environment, including aquifer recharge areas, wetlands and flood plains, by reducing the area of land that is cleared, excavated, filled and/or covered with impervious surface; and
- (3) to encourage residential development at a lower density than would otherwise be allowed by the minimum dimensional requirements of the Town of Walpole Zoning By-Law, Section 4-B, and thereby to reduce the amount of public roadways and utilities to be maintained by the Town.

12-B APPLICABILITY AND REQUIREMENTS

- (1) The common driveway must access two or more lots with approved frontage to a way as specified in M.G.L. Chapter 41, Section 81-L.
- (2) A common driveway shall be permitted by Special Permit only if one or more of the following conditions apply:
 - (a) The provision of individual driveways to the lots to be served by the proposed common driveway would require curb cuts that are separated by less than one hundred (100) feet measured along the exterior street line.
 - (b) The provision of individual driveways to the lots to be served by the proposed common driveway would allow no alternative but to cross a "Wetland Resource Area," as defined by M.G.L. Chapter 131, Section 40, and/or the Town of Walpole Wetlands By-Law, or to cross a "Flood Plain," as described in Section 3-C(2) of the Town of Walpole Zoning By-Law, in addition to any such crossing that may be required in providing the proposed common driveway.
 - (c) One or more alternative individual driveways that would be necessary in the absence of the proposed common driveway would intersect the roadway at a point of insufficient traffic sight distance, as determined by the Walpole Town Engineer.
 - (d) The provision of individual driveways to the lots to be served by the proposed common driveway would necessitate the excavation or filling of more than fifty (50) cubic yards of earth, which excavation or filling will not be required for the proposed common driveway.
 - (e) The proposed common driveway will serve two or more lots that each have a buildable lot area of at least three (3) times the minimum required lot area for the zoning district.

- (3) No more than four (4) lots intended for detached single-family dwellings shall be serviced by a single common driveway.
- (4) No common driveway shall be in excess of three hundred (300) feet in length at its furthest point from the roadway from which it originates.
- (5) No common driveway shall enter the roadway at a point separated by less than one hundred (100) feet from any other driveway, curb cut or intersection.
- (6) Common driveways shall not be used to satisfy zoning frontage requirements.
- (7) Common driveways shall be a minimum of 16 feet wide, and paved in successive layers conforming with the following standards:
 - (a) one eight inch (8") course of crushed gravel
 - (b) a one inch (1") course of processed gravel
 - (c) a one and one-half inch (1 1/2") course of bituminous concrete binder
 - (d) a one and one-half inch (1 1/2") course of compacted bituminous concrete top coat
- (8) The construction of the common driveway shall conform to all requirements of the Town of Walpole's curb cut policy.
- (9) Permanent signs indicating the street number address assigned to each lot served by the common driveway, designed according to standards prescribed by the Walpole Town Engineer, shall be installed within ten (10) feet of the intersection of each common driveway with the street.